















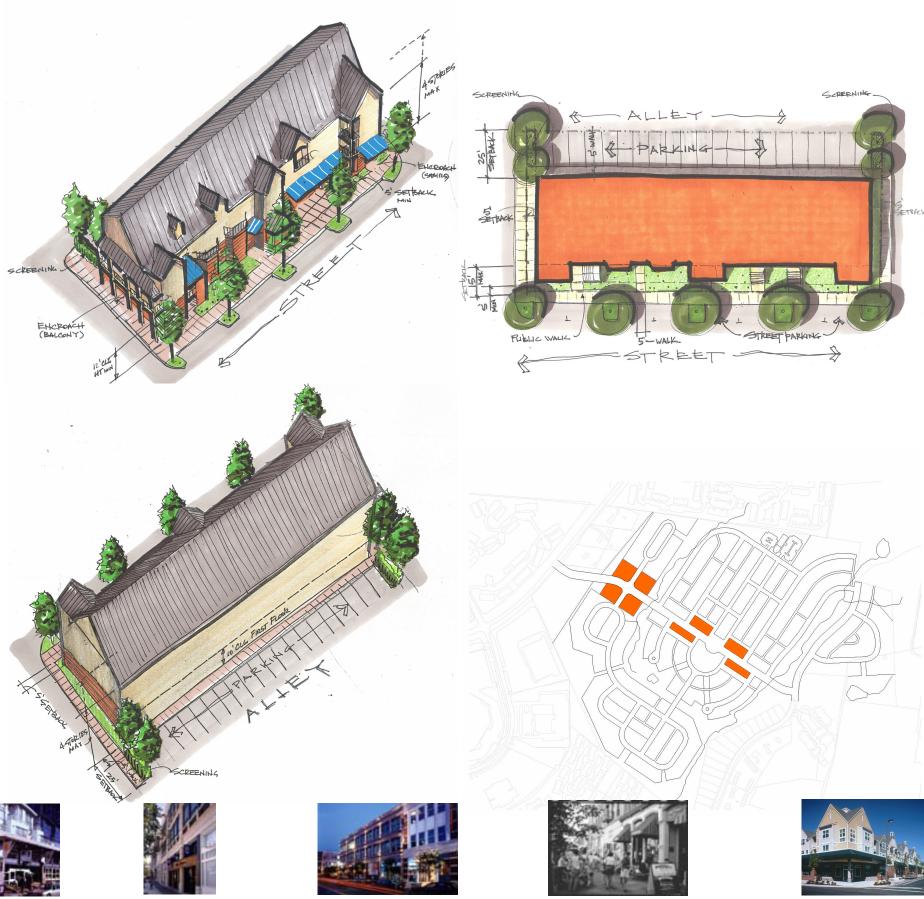
Building Type [A]

LOT	21.72	S. P. Cal. Still Black Street, Science St. D.
□Width	6.1665	20' min
□Depth	414	N/A
BUILDING	100	
□Units		N/A
□ Setbacks	Front:	5'min. / 15'max
DOM:	Rear:	25' min
750	Side:	5' (end units)
□ Height	Height:	45 ft max. to mean height of roof
B) (1.34	MATE	First floor ceiling height = 10'-0" min
	Stories:	3.0 stories min.4.0 stories max
Raised Fo	undation:	2 ft. min. above finish grade
Encroachm	nents:	Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
A 100 P 100	Front:	Encroachments May extend to prop. line along 100% of façade
	<u>Side</u>	Encroachments may extend to prop. Line along 100% of a public street, façade, or passage.
□Facades	Materials:	Vinyl is prohibited along facades facing public streets, except alleys. EIFS is prohibited from ground line to 10'. Materials must be approved by Design Review.
	Glazing:	N/A

□Location	Rear / On-street / Lot
□ Required Spaces	1 space per unit for units with one bedroom, 1.5 spaces per unit for units with two or more bedrooms.
ADDITIONAL REQUIRI	EMENTS CONTRACTOR OF THE PROPERTY OF THE PROPE
□Walk	5' min. walk extending from sidewalk to front stoop, porch or entrance.
The Bolton Str.	5' min. walk between building and parking.
We shall	8' min. clear passage extending from alley to street
	(spaced a maximum of 100 ft. apart)
□ Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers
D.Fanaina (Camanaina	approved by Design Review Guidelines.
□ Fencing / Screening	All refuse storage, meters, utility boxes, and
The state of the s	mechanical systems, shall be screened from view
	by design or fencing / screening methods approved by Design Review.
Front	3'-0" max ht. between sidewalk and building
Rear	none allowed
Side	none allowed
CONTRACTOR OF THE STATE OF THE	







Building Type [B]

Live / Work

<u> DullC</u>	<u>ZIII IQ</u>	INDEIDI
LOT	0107	THE RESIDENCE OF THE PARTY OF T
□Width		20' min
□Depth	410	N/A
BUILDING	S CONT.	
□Units		N/A
□ Setbacks	Front:	5'min. / 15'max
	Rear:	20' min
70	Side:	5' (End Units)
□ Height	Height:	45 ft max. to mean height of roof
100	LGT1	First floor ceiling height = 12'-0" min
	Stories:	3.0 stories min.4.0 stories max
Raised For	undation:	None required
□Encroach		Stoops, porches, balconies, bay-windows, breezeways, awnings and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
\$ 15 P. P.	Front:	Encroachments May extend to prop. line along 100% of façade
	<u>Side:</u>	Encroachments may extend to prop. Line along 100% of a public street, façade, or passage.
□Facades	Materials:	Vinyl is prohibited along facades facing public streets, except alleys. EIFS is prohibited from ground line to 12'. Materials must be approved by Design Review.
	Glazing:	50% min of first floor wall surface facing ROW, open space, or commons (3 ft. max. sill height / 8 ft. min. window head height.)

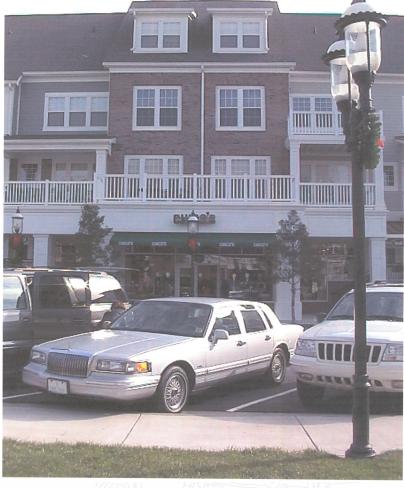
□ Location	Rear / On-street / Lot
⊒Required Spaces	1 space per unit for units with one bedroom, 1.5 spaces per unit for units with two or more bedrooms. Commercial uses shall follow the requirements of the UZO
ADDITIONAL REQUIRE	<u>EMENTS</u>
⊒Walk	6' min. walk extending from sidewalk to front stoop, porch or entrance
⊒Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
□Fencing / Screening	All refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by design or fencing / screening methods approved by Design Review.
Front	none allowed
Rear	none allowed
Side	none allowed

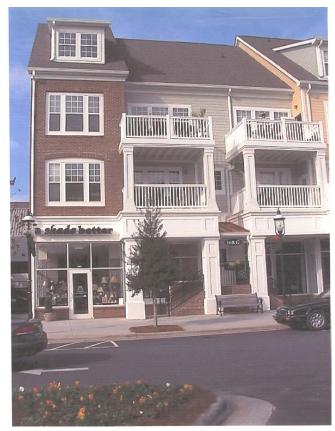
























Building Type [C]

LOT	N. 1	ANY THE PARTY BENEVALORS AT		
□Width	6 Y 10 12	20' min		
□Depth	410	N/A		
BUILDING				
□Units	21	N/A		
□ Setbacks	Front:	5'min. / 15'max		
_ HE 30Y	Rear:	none		
E TA	Side:	none		
□ Height	Height:	20' ft min. to mean height of roof		
12	Maria .	First floor ceiling height = 12'-0" min		
-	Stories:	5.0 stories max		
Raised Fo	<u>undation:</u>	None Required		
□ Encroach	nments:	balconies, breezeways, awnings and chimneys.		
*120 1 11		(any encroachment into the public ROW must be approved		
2180 3.70		under mandatory referral procedures of the Metro Nashville		
756		Government)		
	Front:	Encroachments May extend to prop. line along 100% of façade		
	<u>Side</u>	Encroachments may extend to prop. Line along 100% of a		
5- 10		public street, façade, or passage.		
□Facades	Materials:	Vinyl is prohibited along facades facing public streets except		
	R OF	alleys. EIFS is prohibited from ground line to 12'. Materials must		
		be approved by Design Review.		
	Glazing:	50% min of first floor wall surface facing ROW, open		
	AL ALL	space, or commons (3 ft. max. sill height / 8 ft. min. window		

Commercial / Mixed Use

□Location	Where provided off street parking should be located behind buildings with the exception of single loaded
D Paguired Space	access drives.
□ Required Spaces □ Passages	Landscaped passages are encouraged between buildings to provide access from rear parking areas to the building fronts
ADDITIONAL REQUIRE	EMENTS
□Walk	None Required
□Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
□ Fencing / Screening	All refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by design or fencing / screening methods approved by Design Review.
Front	none allowed
Rear	none allowed
<u>Side</u>	none allowed



head height.)

























Building Type: [D]

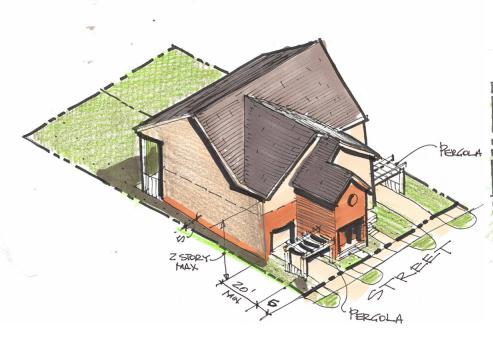
<u>Townhouse</u>

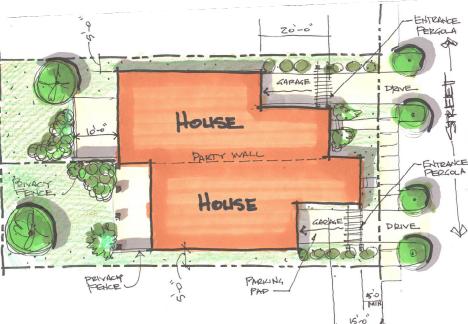
<u>DUIIC</u>	<u> JII IQ</u>	Type: [D]
LOT	2,100	SC / HOLL YOUR WARRANTS AND
□Width	Interior Lo	ts 18' min
27 E.A.	End Unit L	ots 23' min
□Depth	S parts	90' min
BUILDING	363	POST CONTRACTOR OF THE PROPERTY OF THE PROPERT
□Units	7 7	3 units / building min 6 units / building max
□ Setbacks	Front:	5'min. / 15'max
117	Rear:	5' or greater than 15'. House and detached garage must be separated by 15' min.
STATE OF THE PARTY	Side:	5 ft. minimum / 0 ft. if attached to unit on adjacent lot.
□ Height	Height:	35 ft max. to mean height of roof
384	Stories:	1.5 stories min. 2.5 stories max
Raised Fou	undation:	2 ft. min. ab <mark>ov</mark> e f <mark>inish gra</mark> de
□ <i>En</i> croach	ments:	Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
-0	Front: Side	Encroachments May extend to prop. Line along 100% of façade Encroachments may extend to 5 ft along 30% of a public street, façade, or passage.
□Facades	Materials:	Vinyl prohibited along facades facing public streets except alleys EIFS is prohibited. Materials must be approved by Neighborhood Design Review
	Glazing:	10% min of wall surface facing ROW, open space, or commons

□Location	Rear
□Required Spaces	2 spaces per unit plus one parking space per secondary
ADDITIONAL REQUIRE	dwelling.
□Walk	4' min. walk extending from sidewalk to front stoop, porch
	or entrance.
□Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
□Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing / screening methods approved by Design Review.
Front	3'-0" max ht. between sidewalk and building
Rear	6'-0" min. ht. between rear yard and service lane.
Side	6'-0" min. ht. between adjacent rear yards
	3'-0" to 6'-0" ht. between sidewalk and building where
44	rear yard faces ROW, commons, or passage.
□ Secondary Dwelling	600 S.F. max. (Above Garage only) Exterior stair
	should land in courtyard or side-yard only. Some
	glazing must face Alley. No AC on alley side.



















Building Type: [E-1]

Patio Home (street loaded)

□Width	6.18.299	30' min
□Depth	2 Km - 10	110' min
BUILDING	S PART AND	· · · · · · · · · · · · · · · · · · ·
□Setbacks	Front:	5'min. / 15'max. Garages must be recessed 20' min. from front façade. If no garage, the back of parking pads must be recessed 20' minimum from front façade.
	Rear:	20' min
0 1 15	Side:	0'-0" Attached Lots / 5'-0" End Lots
□Height	Height:	35 ft max. to mean height of roof
	Stories:	1.5 stories min. 2.0 stories max (excluding Basement) 2 ft. min. above finish grade
Raised Foundation: □ Encroachments		Stoops, porches, balconies, bay-windows, breezeways, garage screening, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
P.	Front:	Encroachments May extend to prop. Line along 100% of façade
FR	Side	Encroachments may extend to 5 ft along 30% of a public street, façade, or passage.
□Facades	Materials	Vinyl prohibited along public streets except alleys. EIFS i prohibited. Materials must be approved by Neighborhood Design Review

on	Front.
red Spaces	2 spaces per unit.
ONAL REQUIR	EMENTS
	4' min. walk extending from sidewalk to front stoop, porch or entrance
caping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review
ng / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing or screening methods approved by Design Review.
<u>Front</u>	3'-0" max ht. between sidewalk and building Driveway entrance must be screened as per Design guidelines.
Rear	N/A.
Side	6'-0" min. ht. x 10'-0" min L. between adj. rear yards 3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.
	red Spaces DNAL REQUIR caping ng / Screening Front Rear









Building Type: [E-2]

LOT ☐Width		30' min	
□Depth		110' min	
BUILDING		CALLEY CHARLEST BOOK TO	
□ Setbacks	Front:	5'min. / 15'max	
27	Rear:	5' or greater than 15'. House and detached garage must be separated by 15' min.	
	Side:	0'-0" Attached / 5'-0" End Lots	
□ Height	Height:	35 ft max, to mean height of roof	
	Stories:	1.5 stories min. 2.0 stories max	
Raised Fo	undation:	2 ft. min. above finish grade.	
□ Encroach	nments:	Stoops, porches, balconies, bay-windows, breezeways,	
The SEC.	21 m 1	and chimneys (any encroachment into the public ROW must	
1 2 1		be approved under mandatory referral procedures of the Metro Nashville Government)	
	Front:	Encroachments May extend to prop. Line along 100% of façade	
1	Side	Encroachments may extend to 5 ft along 30% of a public street, façade, or passage.	
□Facades	Materials:	Vinyl prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review	

Patio Home (alley loaded)

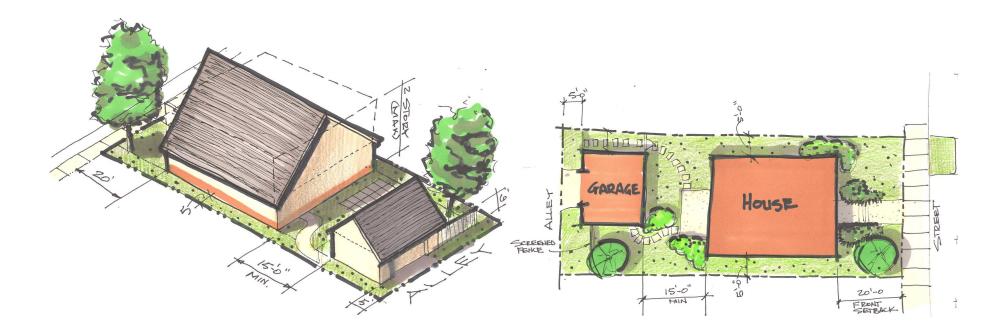
□Location	Rear
□ Required Spaces	2 spaces per unit plus one parking space per secondary dwelling.
ADDITIONAL REQUIRE	EMENTS
□Walk	4' min. Paved Concrete Walk extending from sidewalk to front stoop, porch, or entrance.
□Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
□Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing / screening methods approved by Design Review.
Front B	3'-0" max ht. between sidewalk and building
Rear	6'-0" min. ht. between rear yard and service lane.
Side	6'-0" min. ht. between adjacent rear yards 3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.
□Secondary Dwelling	600 S.F. max. (Above Garage only) Exterior stair
	should land in courtyard or side-yard only. A portion of glazing must face Alley.



Attachment to Ordinance NO. BL2003-1495 As Adopted 8/19/03





















Building Type: [F-1]

Single Family (alley loaded)

□Width □Depth BUILDING	ALT	50' min 110' min
□ Setbacks Front:		20' min
	Rear:	5' or greater than 15'. House and detached garage must be separated by 15' min
100	Side:	5' min
□ <mark>He</mark> ight	Height:	35 ft max. to mean height of roof
	Stories:	2.5 stories max
	Fin. Fl.:	Finished Floor Elevation at 24" from finish grade (min)
□Encroachments:		Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW mus be approved under mandatory referral procedures of the Metro Nashville Government)
	Front:	Encroachments May extend 10' max into setback along 100% of façade
□Facades	Materials:	Vinyl prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review

□Location	Rear
□Required Spaces	2 spaces per unit plus one parking space per secondary
ADDITIONAL REQUIRE	dwelling.
□Walk	4' min. Paved Concrete Walk extending from sidewalk to
The state of the s	front stoop, porch, or entrance.
□Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers
	approved by Design Review Guidelines.
□Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view
	by fencing / screening methods approved by Design Review.
Front	3'-0" max ht. between sidewalk and building
Rear	6'-0" min. ht. between rear yard and service lane.
<u>Side</u>	6'-0" min. ht. between adjacent rear yards
	3'-0" to 6'-0" ht. between sidewalk and building where
APPLICATION OF THE PARTY OF	rear yard faces ROW, commons, or passage.
□ Secondary Dwelling	600 S.F. max. (Above Garage only) Exterior stair
	should land in courtyard or side-yard only. Some
	glazing must face Alley. No AC on alley side.











Building Type: [F-2]

Single Family (street loaded)

□Width □Depth BUILDING		50' min
		110' min
⊒Setbacks Front:		20' min Garages must be recessed 20' min. from front façade. If no garage, the back of parking pads must be recessed 20' minimum from front façade.
1 Th	Rear:	20' min
	Side:	5' min
□Height	Height:	35 ft max. to mean height of roof
	Stories:	1.5 stories min. 2.0 stories max (excluding Basement)
	Fin. Fl.:	Finished Floor Elevation at 24" from finish grade (min)
□ <i>En</i> croachments		Stoops, porches, balconies, bay-windows, breezeways, roof overhangs, garage screening, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
7	Front:	Encroachments May extend to prop. Line along 100% of façade
Facades	<u>Materials</u>	Vinyl is prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by neighborhood Design Review

□ Required Spaces ADDITIONAL REQUIRE	2 spaces per unit. EMENTS
□ Walk	4' min. Paved Concrete Walk extending from sidewalk to front stoop, porch, or entrance.
□Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review
□Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing or screening methods approved by Design Review.
Front	3'-0" max ht. between sidewalk and building Driveway entrance must be screened as per Design guidelines.
Rear	N/A.
Side	6'-0" min. ht. x 10'-0" min L. between adj. rear yards 3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.

